

Total Area: 68.5 m² ... 737 ft²
All measurements are approximate and for display purposes only

Reception
20'7" x 11'5"

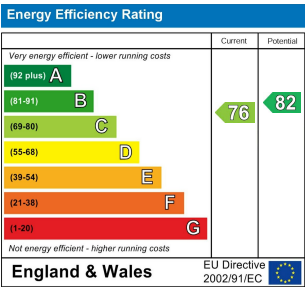
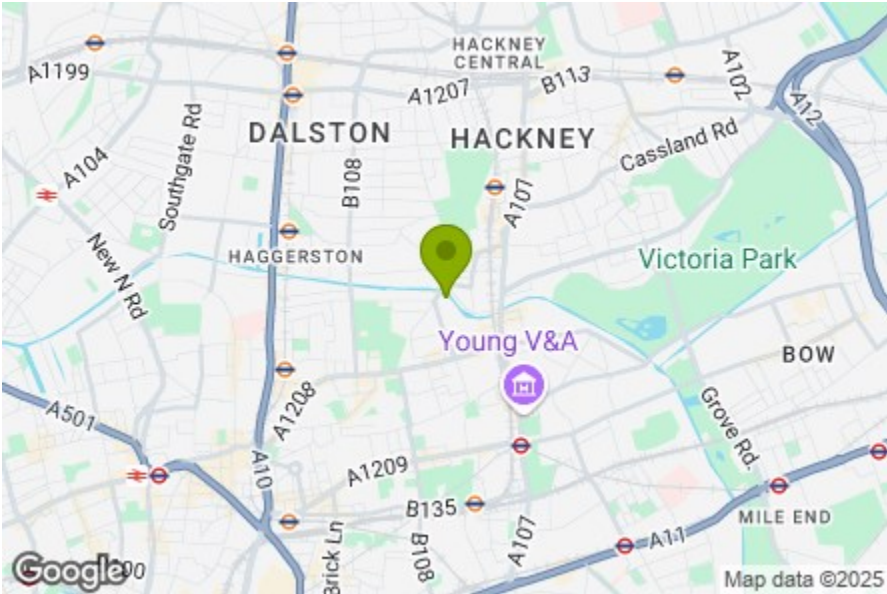
Kitchen
13'7" x 5'10"

Bedroom
13'8" x 9'10"

Ensuite

Bedroom
13'8" x 6'3"

Bathroom
5'11" x 6'0"



WHARF PLACE, BETHNAL GREEN

Offers In Excess Of £650,000 Share of Freehold
2 Bed Apartment



Features:

- Two Bedroom Apartment
- Family Bathroom and En-suite Shower Room
- Second Floor
- Beautifully Presented
- Right on Regents' Canal
- Moments Away from Broadway Market

This exceptional two-bedroom, two bathroom home has been beautifully designed and sits in the heart of Hackney, right on the Regents' Canal, just moments from Broadway Market.

Coming in at 737 square foot, it packs in plenty of space, including a spacious reception with Juliet balcony, while the second floor height offers incredible views of the London skyline.

REQUEST A VIEWING
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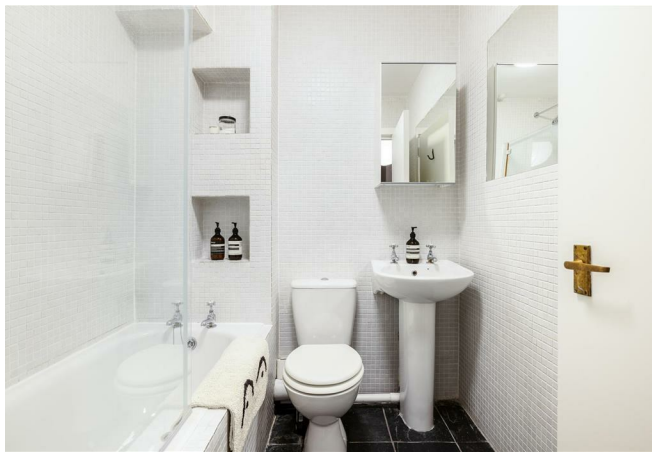
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IF YOU LIVED HERE...

Thanks to its pristine condition, you can instantly welcome friends and family into your beautiful apartment - you'll certainly be keen to show it off and give a tour of the neighbourhood.

The interior palette is made up of calming neutrals, so settling in and unpacking will be a doddle. The reception room is smart and contemporary yet full of traditional charm, with the striking exposed brickwork and rich herringbone parquet flooring. You'll love making use of the Juliet balcony and taking in the soothing sights of the meandering Regent's Canal below.

The kitchen area has smart cabinets, sleek worktops and integrated appliances. The bedrooms are just as immaculate, with neutral decor and soft carpeting - one even has an ensuite shower room. There's another main bathroom with an over-tub shower across the spacious hallway, where you can also find in-built storage.

As for beyond, this is a brilliantly thriving part of Hackney, just moments from the iconic Broadway Market and with incredibly easy access to London Fields, with its much loved lido.

As well as being home to such world-class eateries and bars, this area is constantly evolving, so exploring will never get boring.

Transport is plentiful in this area with some excellent bus routes nearby, including the 55 into central London, as well as Cambridge Heath station, which is served by the Overground. If you have the time and energy, it's a really pleasant walk into the city via Hackney Road and Brick Lane.

WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as London Fields, Victoria Park is only a short stroll away, and home to some internationally renowned festivals including All Points East Festival and Field Day. In the other direction you'll find Haggerston Park, which houses the Hackney City Farm, with its lovely cafe and selection of creative courses.
- You have to get to Columbia Road Flower Market early to skip the crowds of tourists, but that's not a problem for you since you live so nearby. Grab a takeout from one of the many fantastic coffee shops and soak up the scenes, maybe picking up a bouquet for your new home?
- You've got an epic selection of local pubs, including gloriously traditional Perseverance just moments away, Hackney institution The Dove slightly further, and legendary music venue The Seabright seven minutes south.



A WORD FROM THE EXPERT...

"I feel right at home in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart."

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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